

April 25, 2017

City of Valdosta/Lowndes County ZBA Members

RE: 7040 Old Valdosta Road – Side yard setback Variance request for existing dwelling

Dear ZBA Members:

We are humbly requesting your approval of a three foot Variance. The Variance is requested for the East lot line (side yard)...We are in the process of attempting to record a survey plat of the land. The proposed layout does not meet the minimum side yard building setbacks for lots located within a previously zoned A-U (Agricultural Use)...currently zoned E-A (Estate Agricultural) zoned parcel of land.

Our house was originally constructed in 1949. When it was originally constructed it sat on 48.91 acres. In 1971 Alice McDonald (the applicant's, Mary H. Roe's grandmother) sold 46.6 acres on the east side of her house to Calvin Weldon, who is the current property owner. At that time no survey was done to establish a clear and accurate property line, only a verbal agreement between Alice McDonald and Calvin Weldon on where the property line would be. We acquired the 1.11 acres from Alice McDonald in 1978. At that time it was believed the house was 22 feet from the property line. We hired a contractor in 1978 to do a 14 foot addition on the west side and a 6 foot addition on the east side which was completed in 1979. We thought we were still 16 feet from the property line after the addition. It was not until recently when we hired Prime Consulting Solutions to record a survey plat of our land that it was discovered our house is only 7 feet from the property line instead of the 16 feet that we had always thought. Thus a relief of 3 feet is requested which will bring the current situation into compliance with the Lowndes County Unified Land Development Code and allow for the drafted survey plat to be officially finalized and recorded. We hope that you can see we never intended to violate any building or zoning codes. If clear and accurate property lines had been established in 1971 when the property was divided we would not have this problem today.

Please give consideration to the following criteria(s) as they pertain to this side yard setback Variance request: B, C, D, F, G, I and J. We are present and available to answer any detailed questions or concerns that you all may have.

Your time and consideration to this request is deeply appreciated. We will await your decision.

Sincerely,

Leslie L. & Mary H. Roe